

BRAYWICK

BEING A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 27 EAST, OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.

CAPTION

A portion of Section 14, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows: COMMENCE at the Northeast corner of those certain lands described in Official Records Volume 5141, Page 126 of the Current Public Records of said County, said point lying on the Westerly Right of Way line of Southside Boulevard, State Road No. 115, U.S. Alt. No. 1 (a 200 foot right of way as now established) at a point 100 feet Northerly of the intersection of said right of way line, with the line dividing Sections 13 and 24, Township and Range aforementioned; thence North 89°45'47" West along the Northerly boundary line of the aforementioned Official Records Volume 5141, Page 126, a distance of 1,995.48 feet to the Northwest corner thereof, said point lying on the line dividing Sections 13 and 14, Township and Range aforementioned; thence North 00°37'00" West along said dividing line, a distance of 574.99 feet to a point on the Northerly boundary line of a 150 foot power line easement, as recorded in Official Records Volume 3040, Page 963 of the Current Public Records of said County; run thence North 89°42'50" West along said Northerly boundary line, a distance of 120.00 feet to the Northeast corner of the Northerly termination of Southbrook Drive as described in Official Records Volume 6163, Pages 2390 through 2405 of said Current Public Records, said point also being the Southeast corner of those certain lands described in Official Records Volume 6767, Page 2303 and further being the Southeast corner of that certain 100 foot easement for ingress, egress and utilities as described in Official Records Volume 6164, page 1 all of said Current Public Records for a POINT OF BEGINNING; thence continue North 89°42'50" West along said Northerly line of the Northerly termination of Southbrook Drive and along the Northerly line of Laurel Oaks at Baymeadows, as recorded in Plat Book 43, Pages 77, 77A, 77B, 77C, and 77D of said Current Public Records, a distance of 1,559.05 feet to the Northwest corner of said last mentioned plat, said point being situate in the Westerly line of said Section 14; thence North 07°46'39" East, 611.89 feet to the Northwest corner of said Official Records Volume 6767, Page 2303; thence South 00°02'10" East along the Westerly line of said last mentioned lands, 1,090.00 feet; thence South 73°49'40" East, 109.60 feet; thence South 89°42'50" East, 689.75 feet to a point situate in the Easterly line of said Official Records Volume 6767, Page 2303; thence South 00°02'18" East along said last line, 70.00 feet to the POINT OF BEGINNING.

Containing 20.0779 acres, more or less.

APPROVED FOR THE RECORD

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, pursuant to Ordinance Number 94-690-365 of said City, adopted by its Council and approved by the Mayor, this 21st day of July, A.D., 1994.

By: Don E. Meana 6/21/94
Director of Public Works Date

CLERK'S CERTIFICATE 95-084656

This is to certify that this plat has been examined and approved by the City of Jacksonville, Duval County, Florida, and submitted to the Recorder and is recorded in Plat Book 47, Pages 180-181 of the Public Records of Duval County, Florida, this 5th day of July, A.D., 1995.

By: Henry Cook 7/5/95
Clerk of the Circuit Court Date

SURVEYOR'S CERTIFICATE

This is to certify that the above plat is a correct representation of the lands surveyed, platted and described in the Caption, that the survey was made under the undersigned's responsible direction and supervision, that the survey data complies with all of the requirements of Florida Statute 177, that the survey and legal description are accurate, and that the Permanent Reference Monuments have been placed and Permanent Control Points will be placed in accordance with the laws of the State of Florida, and the City of Jacksonville, Florida.

Signed and Sealed this 21st day of October, A.D., 1994.
By: Richard A. Miller
Richard A. Miller
Florida Registered Land Surveyor No. 3848

Richard A. Miller, S.T.A. of Florida, Inc.
Professional Land Surveyor
6701 Beach Blvd., Suite 200
Jacksonville, FL 32216
(904) 721-1222

ADOPTION AND DEDICATION

This is to certify that Braywick Joint Venture, a Florida General Partnership ("Developer") is the lawful owner of, or has lawful easement to use, the lands described in the caption hereon known as Braywick and has caused the same to be surveyed and subdivided; that Carriage Club of Jacksonville, LTD, a Delaware Limited Partnership ("Carriage Club") is the owner of fee simple title to that portion of Braywick shown on Sheet 3 hereof, subject to that certain Termination of Easement and Agreement Concerning Platted Easement, dated October 31, 1994, recorded on March 23, 1995, under Clerks File No. 95055179 in the Current Public Records of Duval County, Florida; that American National Bank of Florida and General Electric Capitol Corporation are the holders of mortgage on said lands; that this plat is made in accordance with said survey, is hereby adopted as a true and correct plat of said lands and that all rights of ways, unobstructed drainage easements, and easements for utilities, shown herein, shall remain the sole and exclusive property of the Developer, its successors and assigns. Tract "A" (Lift Station Site), shown herein, is hereby irrevocably and its successors and assigns. Braywick Joint Venture, a Florida General Partnership is the developer and owner of the lands described and captioned hereon shall indemnify the City of Jacksonville and save it harmless from suits, actions, damage and liability and expense in connection with loss of life, bodily or personal injury or property damage, or any other damage arising from or out of any occurrence in, upon or at, or from the pond(s) and treatment systems described above, or any part thereof, or occasioned wholly or in any part by any act of omission of Developer, its agents, contractors, employees, servants, licensees, or concessionaires within Braywick. This indemnification shall run with the land and Carriage Club hereby grant to the present and future owners of the lots and other lands shown on this plat and to their guests, invitees, and domestic help and to delivery, pick-up, fire protection services, police and other authorities of the law, United States mail carriers, representatives of utilities mortgage liens on such lands, and such other persons as the Developer from time to time may designate, the non-exclusive and perpetual right to ingress and egress over and across said lands. Developer reserves and shall have the unrestricted and absolute right to deny ingress to any person who, in the opinion of the Developer, may create or participate in a disturbance or a nuisance on any part of the lands shown on this plat. Developer and Carriage Club further grant to the City of Jacksonville, its successors and assigns, an easement for utilities over, under and across the rights of ways as shown herein. Those easements designated as "J.E.A. Easements" are hereby irrevocably dedicated to the Jacksonville Electric Authority, its successors and assigns, for its exclusive use in conjunction with its underground electrical system.

IN WITNESS WHEREOF, Braywick Joint Ventures, a Florida General Partnership and Carriage Club of Jacksonville, LTD, a Delaware Partnership Corporation have caused these presents to be executed this 30th day of November, A.D., 1994.

BRAYWICK JOINT VENTURE, A FLORIDA GENERAL PARTNERSHIP
Witness: William B. Towers, Jr.
print or type name By: William B. Towers, Jr.
President of Atlantic Builders, Inc., a Florida Corporation, General Partner of Braywick Joint Venture, a Florida General Partnership.

Witness: William R. Howell, II
print or type name By: William R. Howell, II
President of W.R. Howell Company, a Florida Corporation, General Partner of Braywick Joint Venture, a Florida General Partnership.

Witness: JAMES SCHNEIDER
print or type name

CARRIAGE CLUB OF JACKSONVILLE, LTD, A DELAWARE CORPORATION

Witness: David L. Wilson
print or type name By: David L. Wilson
President of Jonquill, Inc., sole general partner of Carriage Club of Jacksonville, LTD, a Delaware Corporation.

Witness: Bobbie L. Ford
print or type name

GENERAL ELECTRIC CAPITOL CORPORATION
Witness: Kevin A. Moyer
print or type name By: Fernando Nasmyth
FERNANDO NASMYTH
REGIONAL VICE PRESIDENT

Witness: Janet Newman
print or type name

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 13th day of October, A.D., 1994, by William B. Towers, Jr., President of Atlantic Builders, Inc., a Florida Corporation, General Partner of Braywick Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has not taken an oath on behalf of the Partnership.
By: Karen Baez
Notary Public, State of Florida
KAREN BAEZ
type or print name
My Commission Expires: June 26, 1996
Comm. No. CC 206229

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 17th day of October, A.D., 1994, by William R. Howell, II, President of W. R. Howell Company, a Florida Corporation, General Partner of Braywick Joint Venture, a Florida General Partnership, on behalf of the Partnership, who is personally known to me or who has produced as identification and who has not taken an oath on behalf of the Partnership.
By: Karen Baez
Notary Public, State of Florida
KAREN BAEZ
type or print name
My Commission Expires: June 26, 1996
Comm. No. CC 206229

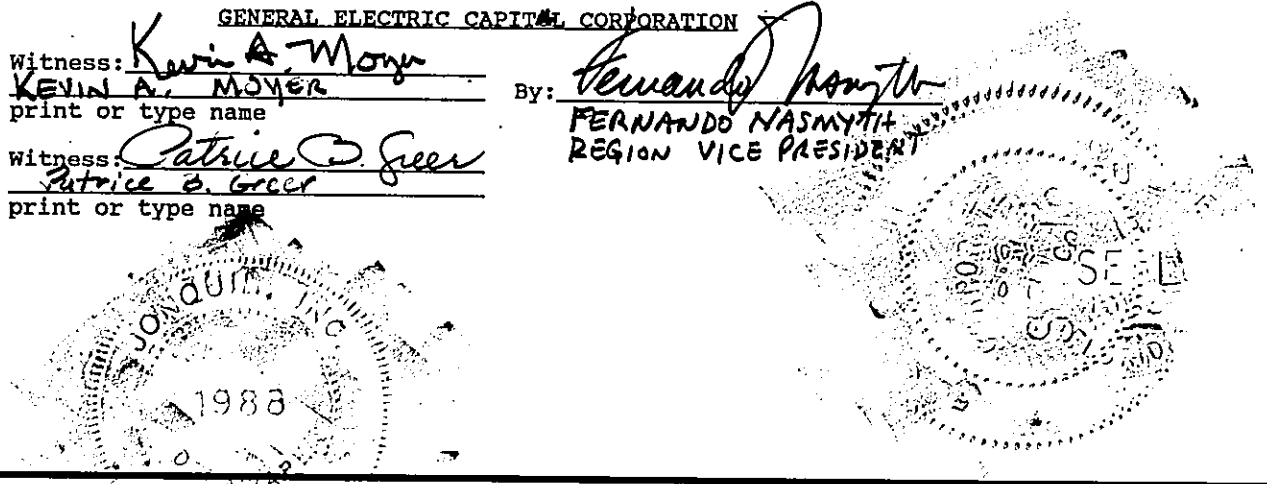
STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 26th day of October, A.D., 1994, by William H. Sullivan, Senior Vice President of American National Bank of Florida, on behalf of the bank, who is personally known to me or who has produced as identification and who has not taken an oath on behalf of the bank.
By: Susan K. Renshaw
Notary Public, State of Florida
SUSAN K. RENSHAW
type or print name
My Commission Expires: Sept. 16, 1996
Comm. No. CG 228591

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 30th day of November, A.D., 1994, by Jonquill, Inc., sole general partner of Carriage Club of Jacksonville, LTD, a Delaware Corporation, on behalf of the Corporation, who is personally known to me or who has produced as identification and who has not taken an oath on behalf of the Corporation.
By: Bobbie L. Ford
Notary Public, State of Florida
BOBBIE L. FORD
type or print name
My Commission Expires: 7-19-96

STATE OF FLORIDA
COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 18th day of November, A.D., 1994, by FERNANDO NASMYTH, Regional Vice President of General Electric Capitol Corporation, a New York Corporation, on behalf of the Corporation, who is personally known to me or who has produced as identification and who has not taken an oath on behalf of the Corporation.
By: Carolyn Coll Nugent
Notary Public, State of Florida
CAROLYN COLL NUGENT
type or print name
My Commission Expires:

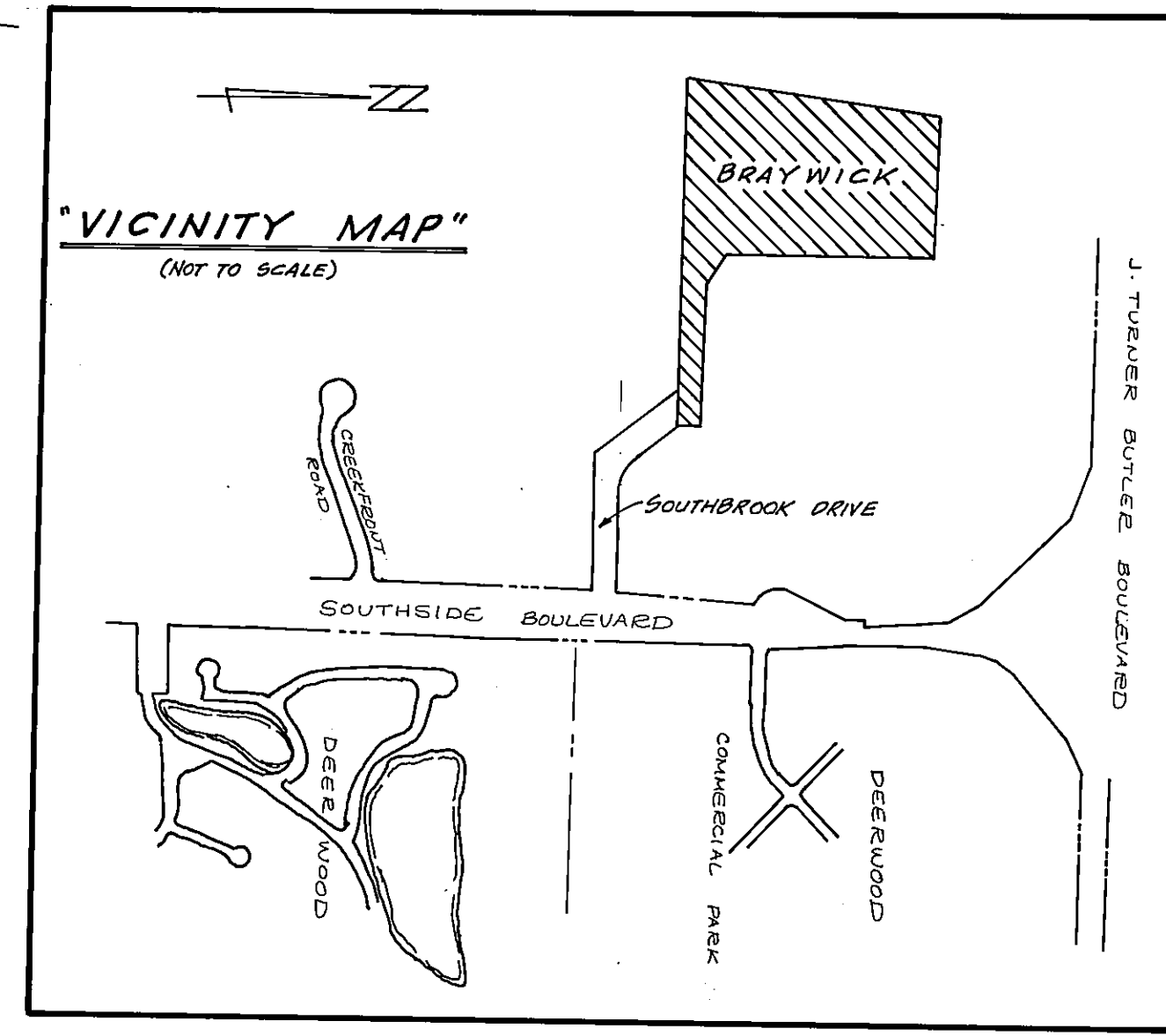
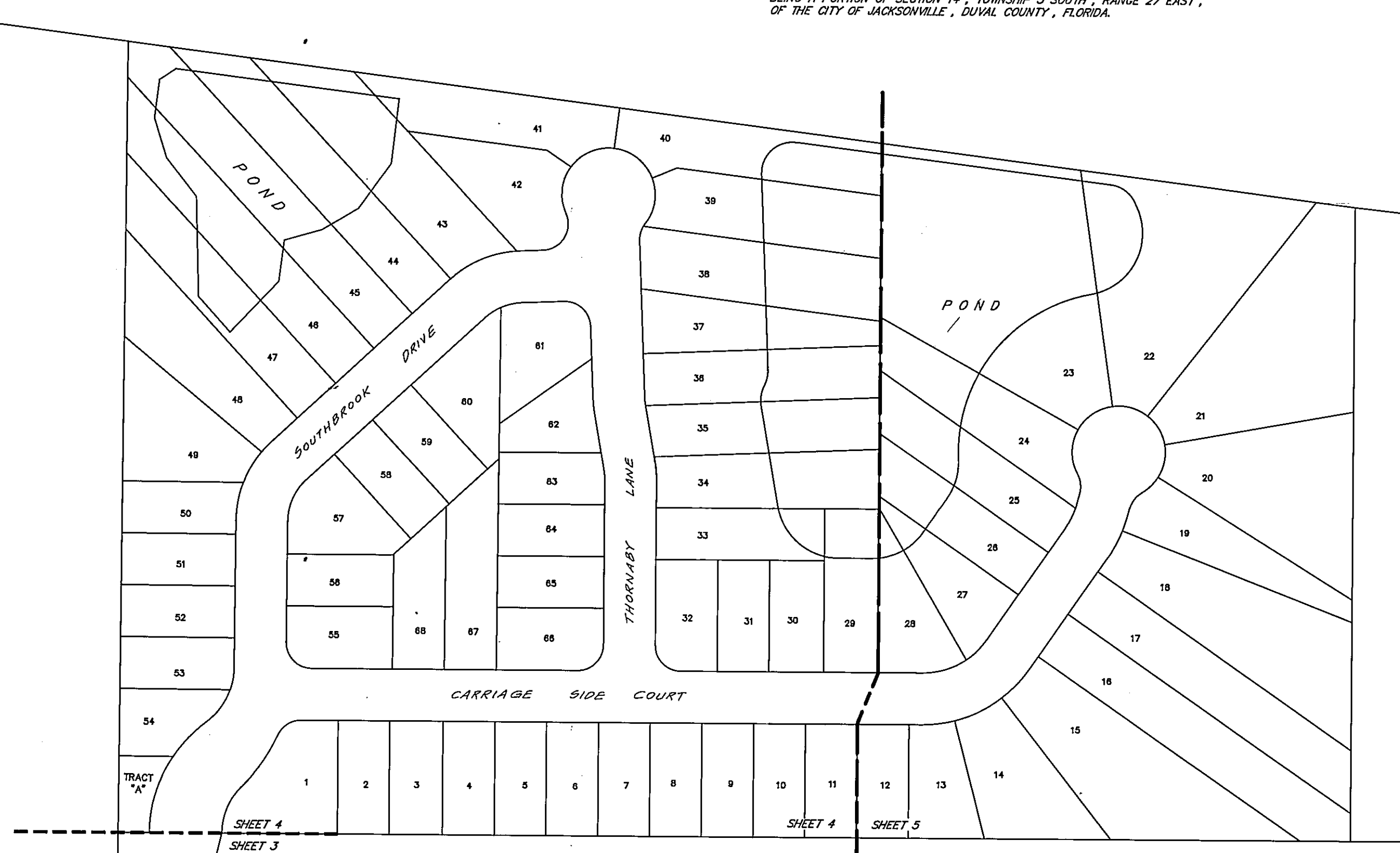
AMERICAN NATIONAL BANK OF FLORIDA
Witness: Cindy Barnett
print name
By: William H. Sullivan
Senior Vice President
Witness: Janet Newman
print name

DATE: 7-20-95
For Director of Public Works
By: Philip R. Ginsburg
City Engineer
For General Council
By: Marcel Matlock
5-4-95



BRAYWICK

BEING A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 27 EAST,
OF THE CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA.



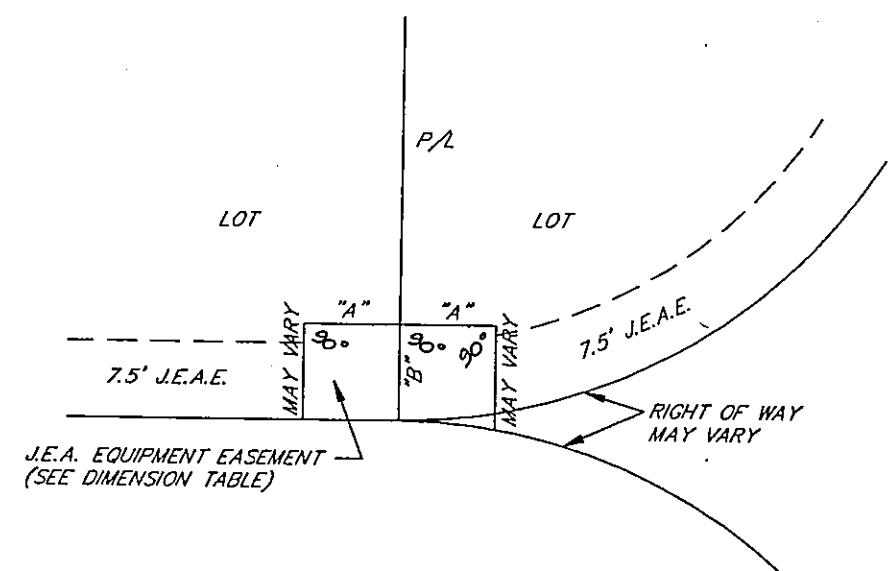
KEY MAP
SCALE: 1"=100'

NOTES:

1. © DENOTES PERMANENT REFERENCE MONUMENT SET P.L.S. NO. 3848.
2. ○ DENOTES PERMANENT CONTROL POINT SET P.L.S. NO. 3848.
3. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
5. CERTAIN EASEMENTS ARE RESERVED FOR THE EXCLUSIVE USE OF THE JACKSONVILLE ELECTRIC AUTHORITY IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
6. P.C. DENOTES POINT OF CURVE
7. P.T. DENOTES POINT OF TANGENCY
8. CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLAND LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF DUVAL COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS JURISDICTIONAL LINE MAY SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
9. SJRWMD DENOTES ST. JOHNS RIVER WATER MANAGEMENT DISTRICT JURISDICTIONAL WETLAND LINE.
10. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY LINE OF OFFICIAL RECORDS VOLUME 3040, PAGE 963 (N89°42'50"W).
11. J.E.A.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EASEMENT.
12. J.E.A.E.E. DENOTES JACKSONVILLE ELECTRIC AUTHORITY EQUIPMENT EASEMENT.
13. DRAIN. DENOTES DRAINAGE

DIMENSION TABLE

"A"	5'	TYPICAL 10' X 10' J.E.A. EQUIPMENT EASEMENT
"B"	10'	TYPICAL 20' X 20' J.E.A. EQUIPMENT EASEMENT
"A"	20'	TYPICAL 20' X 20' J.E.A. EQUIPMENT EASEMENT
"B"	20'	TYPICAL 20' X 20' J.E.A. EQUIPMENT EASEMENT



J.E.A. EASEMENT DETAIL
(NOT TO SCALE)

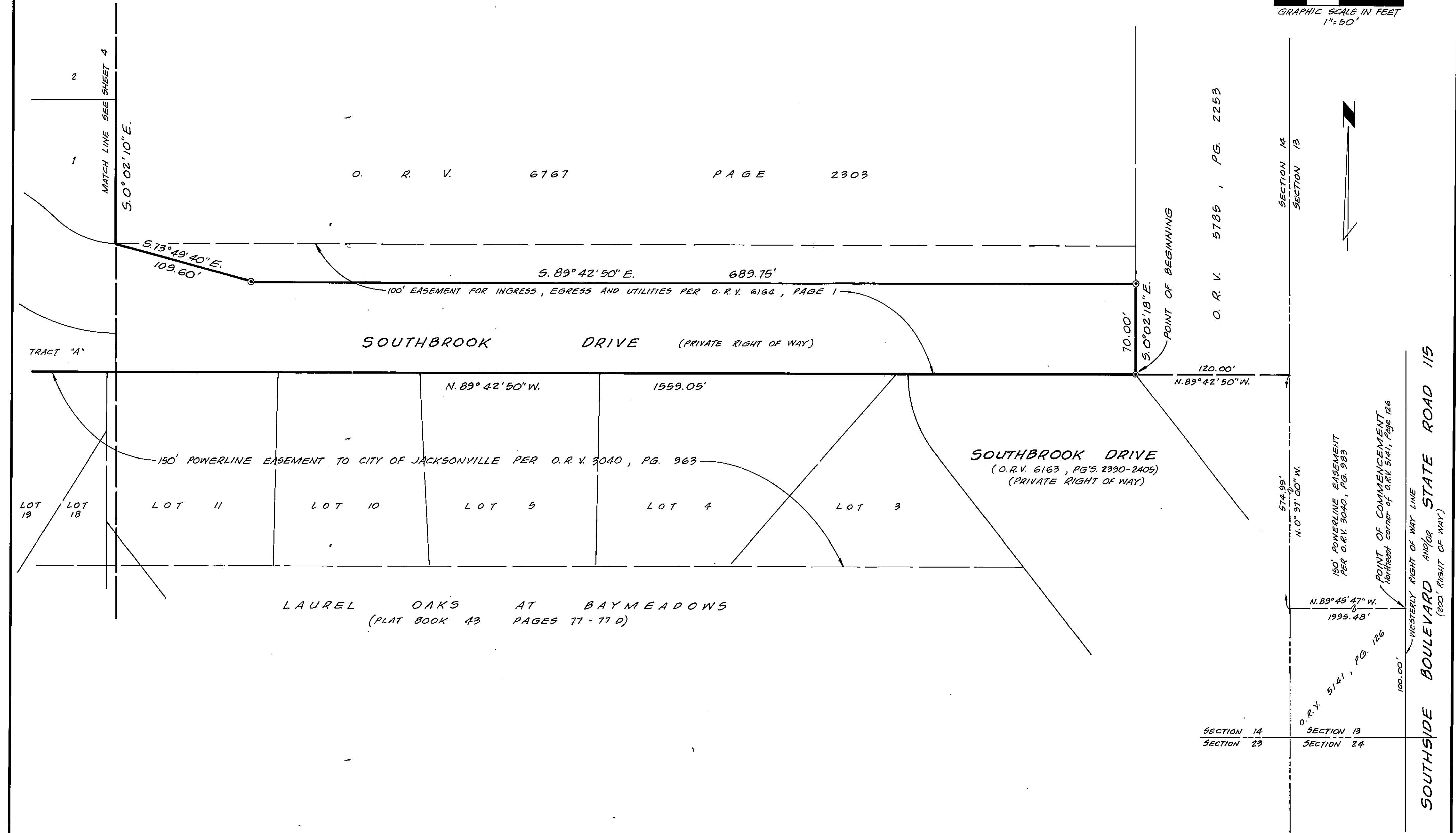
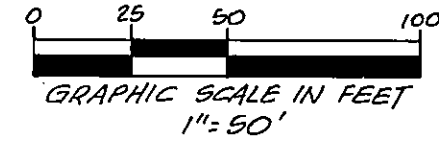
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DUVAL COUNTY, FLORIDA.

PLAT BOOK 49 PAGE 78B

SHEET 3 OF 5 SHEETS.
SEE SHEET 2 FOR NOTES.

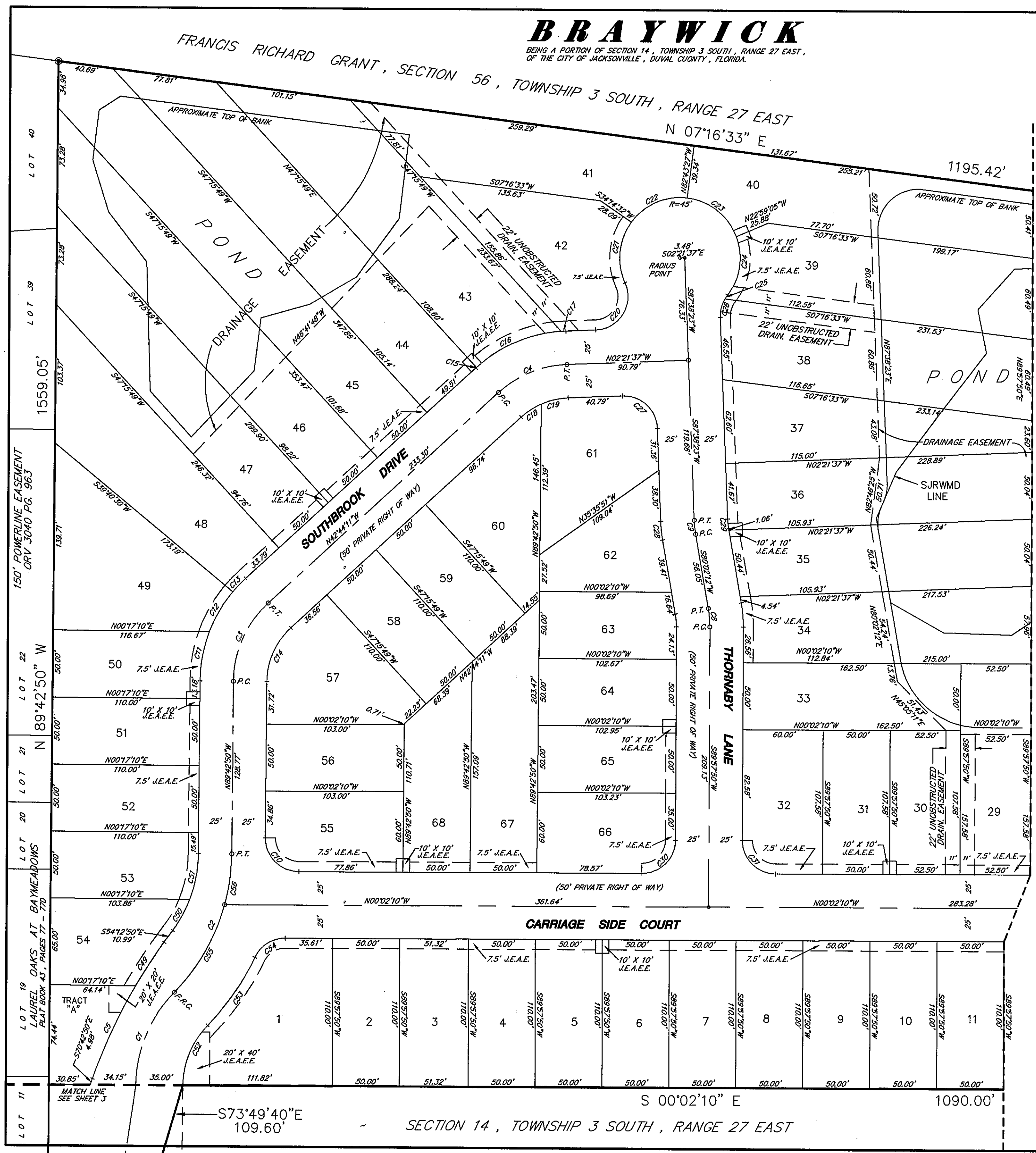
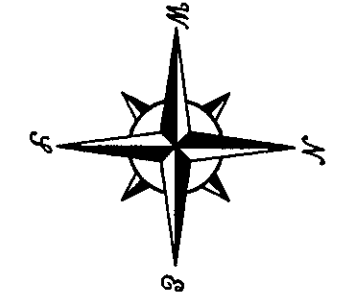


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BEING A PORTION OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 27 EAST,
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SHEET 4 OF 5 SHEETS.
SEE SHEET 2 FOR NOTES.



CURVE TABLE

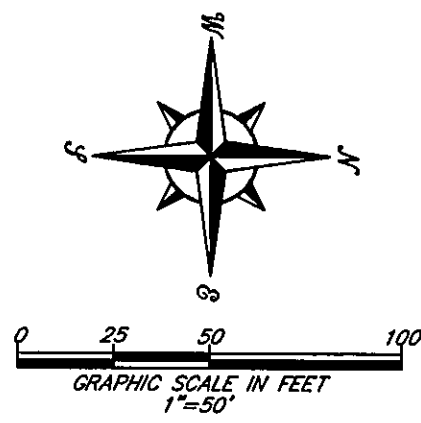
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	100.00'	76.70'	40.35'	74.83'	N67°44'28"W	43°56'44"
C2	150.00'	115.05'	60.52'	112.25'	N67°44'28"W	43°56'44"
C3	80.00'	65.59'	34.77'	63.77'	N68°13'31"W	46°58'39"
C4	80.00'	66.38'	34.42'	65.22'	N22°32'54"W	40°22'15"
C5	400.00'	76.55'	38.39'	76.44'	S55°13'52"E	10°57'56"
C6	80.00'	13.86'	6.95'	13.84'	S82°00'01"W	08°55'38"
C9	80.00'	10.62'	5.32'	10.61'	S83°50'18"W	07°36'12"
C10	25.00'	39.41'	25.14'	35.45'	N45°07'30"E	90°18'20"
C11	105.00'	105.00'	19.01'	37.42'	N79°27'00"W	20°31'41"
C12	105.00'	105.00'	17.44'	34.41'	N69°45'20"W	18°57'39"
C13	105.00'	13.91'	6.96'	13.90'	N46°31'51"W	07°35'19"
C14	55.00'	45.10'	23.90'	43.84'	N66°13'51"W	46°58'39"
C15	105.00'	0.49'	0.24'	0.49'	N42°36'12"W	00°15'58"
C16	105.00'	70.23'	36.48'	68.92'	N23°18'37"W	38°19'12"
C17	105.00'	3.28'	1.64'	3.28'	N03°15'19"W	01°47'24"
C18	55.00'	18.05'	9.11'	17.97'	N33°20'06"W	18°48'10"
C19	55.00'	20.71'	10.48'	20.55'	N13°08'49"W	21°54'24"
C20	25.00'	48.91'	37.13'	41.48'	N58°24'30"W	112°05'47"
C21	45.00'	47.45'	26.20'	45.29'	N84°14'47"W	60°25'12"
C22	45.00'	47.69'	26.36'	45.49'	N23°40'31"W	60°43'20"
C23	45.00'	48.97'	27.22'	46.59'	N37°51'29"E	62°20'40"
C24	45.00'	46.18'	25.36'	44.18'	S81°34'15"E	58°47'52"
C25	25.00'	3.13'	1.57'	3.13'	S55°45'23"E	07°10'08"
C26	25.00'	14.41'	7.41'	14.21'	S75°51'02"E	13°01'09"
C27	25.00'	39.27'	25.00'	35.36'	S42°58'23"W	90°00'00"
C28	105.00'	13.93'	6.98'	13.92'	N83°50'18"E	07°36'12"
C29	55.00'	7.30'	3.65'	7.29'	N83°50'18"E	07°36'12"
C30	25.00'	39.27'	25.00'	35.36'	S45°02'10"E	90°00'00"
C31	25.00'	39.27'	25.00'	35.36'	N44°57'50"E	90°00'00"
C32	400.00'	38.64'	19.33'	38.62'	S56°58'52"E	05°12'05"
C33	105.00'	26.72'	13.44'	26.64'	S61°52'12"E	15°18'43"
C34	105.00'	35.23'	17.60'	35.05'	S79°37'12"E	20°11'17"
C35	65.00'	49.66'	26.11'	48.46'	N67°39'16"W	43°46'18"
C36	105.00'	62.03'	31.37'	61.74'	N55°22'25"W	19°12'37"
C37	25.00'	28.34'	15.91'	26.84'	N32°30'12"W	64°56'33"
C38	150.00'	76.50'	39.10'	75.07'	N60°22'44"W	29°13'16"
C39	150.00'	38.55'	19.38'	38.44'	N02°21'06"W	14°43'28"

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BRAYWICK

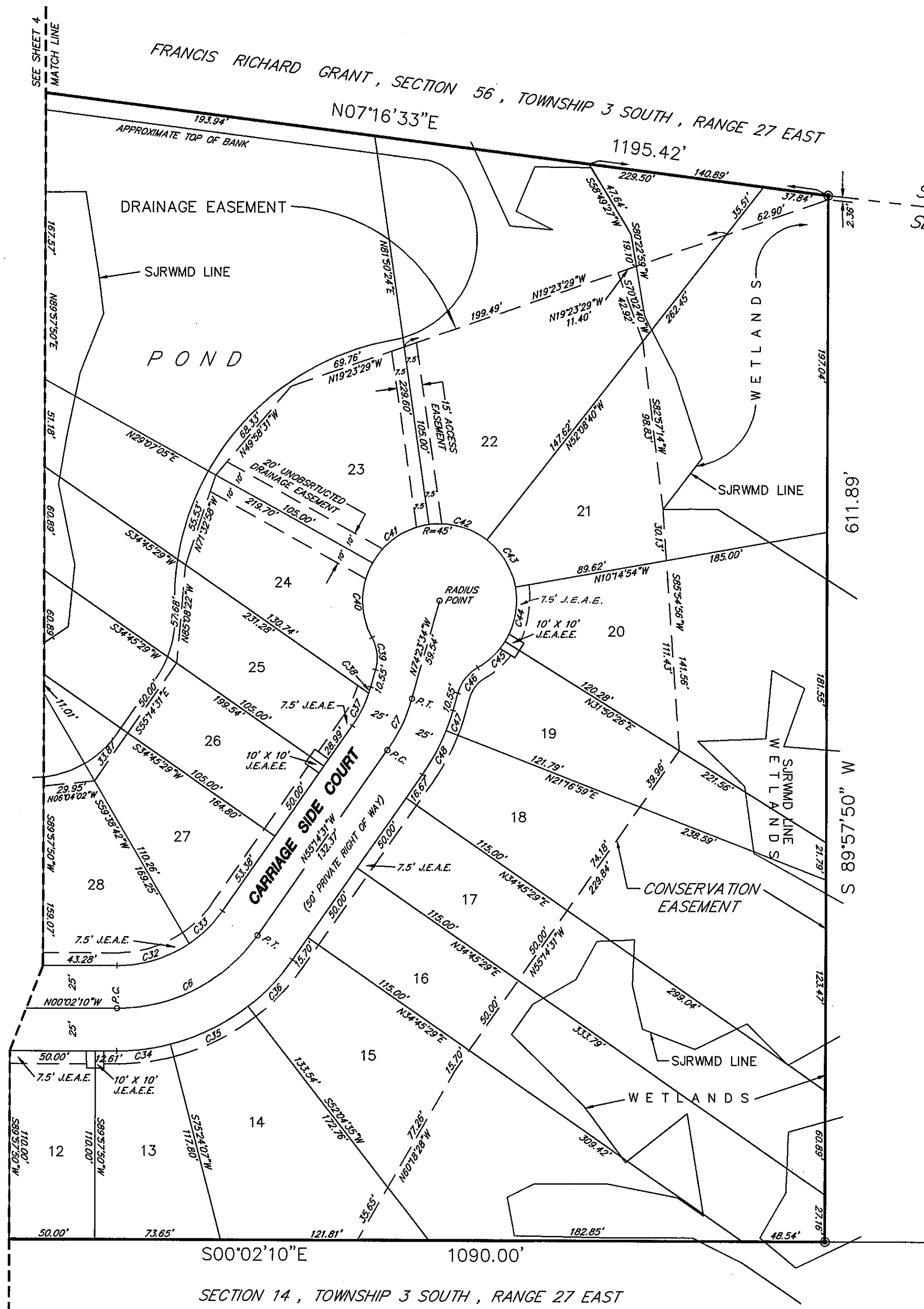
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SHEET 5 OF 5 SHEETS.
SEE SHEET 2 FOR NOTES.



CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	100.00'	96.35'	52.29'	92.67'	N27°38'20"W	55°12'21"
C7	100.00'	33.42'	16.87'	33.27'	N64°45'02"W	19°09'04"
C32	75.00'	44.77'	23.07'	44.11'	N17°08'14"W	34°12'08"
C33	75.00'	27.49'	13.90'	27.34'	N44°44'25"W	21°00'12"
C34	125.00'	31.77'	15.97'	31.68'	S07°19'01"E	14°33'43"
C35	125.00'	50.89'	25.80'	50.54'	N26°15'39"W	23°19'53"
C36	125.00'	37.78'	19.04'	37.64'	N46°34'58"W	17°19'05"
C37	75.00'	21.30'	10.72'	21.23'	N63°22'38"W	16°16'16"
C38	75.00'	3.72'	1.89'	3.77'	N72°51'10"W	02°52'48"
C39	25.00'	19.38'	10.21'	18.90'	N83°23'58"E	44°24'55"
C40	45.00'	45.50'	24.91'	43.58'	N89°50'42"W	57°55'36"
C41	45.00'	41.41'	22.30'	39.96'	N34°31'15"W	52°43'19"
C42	45.00'	36.14'	19.11'	35.18'	N14°50'52"E	46°10'55"
C43	45.00'	32.91'	17.23'	32.18'	N58°48'13"E	41°53'46"
C44	45.00'	33.06'	17.31'	32.32'	N72°12'14"W	42°05'20"
C45	45.00'	22.13'	11.30'	21.91'	S44°04'07"E	28°10'55"
C46	25.00'	19.38'	10.21'	18.90'	N52°11'07"W	44°24'55"
C47	125.00'	12.38'	6.20'	12.38'	S71°33'18"E	05°40'33"
C48	125.00'	29.40'	14.77'	29.33'	N61°58'46"W	13°28'30"



SECTION 14, TOWNSHIP 3 SOUTH, RANGE 27 EAST

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